

Crown Pastoral Land Tenure Review

Lease name : GLENROCK (RAKAIA)

Lease number : PC 140

Due Diligence Report (including Status Report) - Part 5

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

December

05

466

**RELEASED UNDER THE OFFICIAL INFORMATION ACT
DEPARTMENT OF LANDS AND SURVEY**

TELEGRAPHIC ADDRESS: 'LANDS'

FOR VERBAL INQUIRIES Miss Woodgate
PLEASE ASK FOR M

TELEPHONE No. 799 760



OUR REFERENCE P40

YOUR REFERENCE:

DISTRICT OFFICE,

P.O. BOX

Private Bag
CHRISTCHURCH

5 December 1986

Mr C.R. Ensor
Glenrock Land Co. Ltd
C/- Glenrock Station
METHVEN

Records / please send
A/R register

Dear Mr Ensor

RENEWAL OF PASTORAL LEASE : PART RUN 266 "GLENROCK"
AREA: 6782 HECTARES APPROX.

As you know your pastoral lease over the above land will expire on 31 December 1986.

I am pleased to inform you that acting under delegated authority from the Land Settlement Board the Commissioner of Crown Lands has pursuant to Section 66 Land Act 1948 approved the renewal of your lease for a further term of 33 years from 1 January 1987.

The board has pursuant to Section 131 of the Land Act 1948 determined the values for renewal as follows:

(a)	Value of Improvements	\$ 51,000
(b)	Value of Improvements included in Rental Value	\$ NIL
(c)	Value of Land Exclusive of Improvements	\$105,000

The pastoral lease is to be renewed over an area of 6782 hectares on the following conditions:

(a) The annual rental for the first eleven years of the new lease is based on one and a half percent of the value of LEI [(c) above] which is \$1575 and the yearly rent after the initial period will be calculated at two and a quarter percent (less one-ninth rebate) of the then LEI and the lease is issued subject to eleven yearly reviews of rent. NB. Please note that the new annual rental to be effective from 1 January 1987 will be subject to GST.

(b) The stock limit to be shown in the lease document be set as follows:

2600 sheep.

- (c) That the Crown retain the right to apply the provisions of Section 58 Land Act 1948 in respect of all rivers and streams in excess of 3 metres in width traversing or forming the boundary of the property subject to legal confirmation in that regard.

In relation to condition (c) of this offer it should be noted, in particular, that the matter of the application of Section 58 of the Land Act 1948 as it relates to the renewal of pastoral leases is currently the subject of an investigation by the department's legal advisers. Section 58 requires the Crown to reserve from sale or other disposition (which includes the renewal of any lease) a strip of land not less than 20 metres in width, along (among other things) the banks of all rivers and streams which have an average width of not less than 3 metres. When I have been advised of the full legal implications of this investigation I will advise you further. In the interim however a new lease cannot be issued. If you require a guarantee as to security in order to raise finance, please contact me and I will arrange for an "undertaking to issue a renewal lease" to be prepared.

You will see that the enclosed notices set out full details of the renewal values. Section 132(1) of the Act requires that you notify me within six months of receipt of this letter as to which of the options set out in the notice of values you wish to pursue, an election form also being enclosed for this purpose. I would also point out that pursuant to Section 132(2) if you fail to notify me of which option you wish to elect within the prescribed period, you shall be deemed to have agreed to accept a renewal lease at the rental value and other values set out in the notice.

As you know earlier this year the Land Settlement Board gave approval for you to subdivide Glenrock pastoral lease into two separate leases. At that time it was felt that it would be preferable if the documentation action relating to the subdivision and transfer be dealt with at the same time as lease renewal i.e. on the basis that two separate leases will issue when the lease is renewed. In view of the fact that survey of the subdivision has not been completed, it will not be possible to issue two leases upon renewal. It is now the department's intention to renew your existing lease in total i.e. over 17428.1918 hectares. Once survey has been completed the lease will be replaced with two subdivided pastoral leases. Your lease over Glenrock will issue on the terms outlined in the attached notices.

I will be writing to you at a later date to take up other matters that are not associated with renewal and are independent of your election.

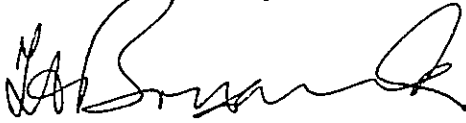
A 50 metre strip of land will be retained in the lease along the boundary of the Swift River marked x-x on the attached plan to provide both legal and stock access to the severed block. This strip will be excluded from the area to be surrendered under the run plan agreement and the North Canterbury Catchment Board has agreed to this amendment.

The Memorandum of Variation agreement has been amended accordingly and a copy is enclosed for your information.

I refer now to your letter of 24 April 1986 and confirm that the rental for both new leases will continue to be fixed, based on the formula laid down in Section 66 Land Act 1948 and will not be levied at the current rate of 4.5% set for renewable leases pursuant to Section 131 Land Act 1948. The terms of your lease will only change if you apply to have the land contained in your pastoral lease reclassified as "Farm Land".

An adjustment to the rental of \$1,575 will be made when the 3770 hectares is formally surrendered from the lease. This adjustment will be effective from the date the land is retired under the run plan agreement.

Yours faithfully

A handwritten signature in black ink, appearing to read 'T.A. Bryant', written in a cursive style.

T.A. Bryant
for Commissioner of Crown Lands

Encl.

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DEPARTMENT OF LANDS AND SURVEY

TELEGRAPHIC ADDRESS 'LANDS'

OUR REFERENCE P40

FOR VERBAL INQUIRIES Miss Woodgate
PLEASE ASK FOR M

YOUR REFERENCE.

TELEPHONE No. 799 760



DISTRICT OFFICE,

P.O. BOX

Private Bag
CHRISTCHURCH

5 December 1986

NOTICE BY COMMISSIONER TO LESSEE, PURSUANT TO SECTION 131(6)
OF THE LAND ACT 1948, INFORMING LESSEE OF THE VALUES OF
THE LAND IN THE LEASE FOR RENEWAL PURPOSES

Mr C.R. Ensor
Glenrock Land Co. Ltd
Glenrock Station
METHVEN

PART RUN 266 "GLENROCK" SITUATED IN GLENROCK, HUTT AND SOMERS SURVEY
DISTRICTS : AREA 6782 HECTARES APPROX.

Your pastoral lease over the above land will expire on 31 December 1986, and in pursuance of Section 131 of the Land Act 1948, the following values of the land have been ascertained:

(a) Lessee's improvements	\$ 51,000
(b) Crown's improvements	\$ NIL
(c) Land exclusive of improvements	\$105,000

Section 132(1) of the Land Act 1948 requires you to notify me in writing within six months after the receipt of this notice, to the effect:

- (a) That you accept the offer of a renewal pastoral lease based on the values set out in this notice; or
- (b) That you do not desire a renewal pastoral lease and agree to the value of the lessee's improvements under paragraph (a); or
- (c) That you do not desire a renewal pastoral lease, but require the value of the lessee's improvements under paragraph (a) to be fixed by the Land Valuation Tribunal; or
- (d) That you desire a renewal pastoral lease and require the values (or any of them) to be fixed by the Land Valuation Tribunal.

Section 132(2) provides that if you omit to notify the Commissioner within the prescribed time you are deemed to have accepted a renewal pastoral lease at a rental calculated on the value of the land exclusive of improvements - that is \$1,575.00, being one and a half percent on \$105,000.00. N.B. Please note that the new annual rental to be effective from 1 January 1987 will be subject to GST.

A copy of the prescribed form of notification is enclosed for your use.



T.A. Bryant
for Commissioner of Crown Lands

Enc Notification of election.

NB: The yearly rent quoted in this notice is for the first period of 11 years of the term of the renewal pastoral lease and the rent for each of the next two successive periods of 11 years of the said term will be determined in the manner provided in Section 132A of the Land Act 1948.

NOTICE BY LESSEE OF ELECTION UNDER SECTION 132 OF THE LAND ACT 1948

The Commissioner of Crown Lands
Department of Lands and Survey
Private Bag
CHRISTCHURCH

PART RUN 266 "GLENROCK" SITUATED IN GLENROCK, HUTT AND SOMERS SURVEY
DISTRICTS : AREA 6782 HECTARES APPROX.

In respect of your notice of 5 December 1986, in pursuance of Subsection (6) of Section 131 of the Land Act 1948, setting out the values placed upon the above land for renewal purposes, I hereby make the following election:

I accept the offer of a renewal pastoral lease at a rent based on the values set out in the said notice.

[OR I do not desire a renewal pastoral lease and agree to the value of the lessee's improvements as set out therein.]

[OR I do not desire a renewal pastoral lease and require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.]

OR I desire a renewal pastoral lease and require the value of the lessee's improvements and the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.]

[OR I desire a renewal pastoral lease and require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.]

[OR I desire a renewal pastoral lease and require the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.]

Signature: _____

C.R. Ensor

APPENDIX 6

Your Reference: Pc 140; 141

Toitu te
Land whenua
Information
New Zealand

Our Reference : 5200-D13-G01; CPL 11/ 783 (5200-D13-R04)

17 March, 1997

Manager Land Resources
Knight Frank (NZ) Ltd
Land Resources Division
Box 142
CHRISTCHURCH

**SUBJECT: GLENROCK AND REDCLIFFE
RENT REVIEW VALUATION
CASE 97/212; 97/213**

The Commissioner of Crown Lands has approved the submission to set the rental values for Glenrock and Redcliffe pastoral leases as per your recommendations of 4 March 1997.

The documents have been signed and are returned as requested.



L E Porter
for **MANAGER CROWN PROPERTY ADMINISTRATION**

kfeltr.doc

NOTICE BY LESSEE OF ELECTION UNDER SECTION 132A (3) OF
THE LAND ACT 1948

Date:

The Manager
Land Resources Division
Knigh Frank (NZ) Limited
P O Box 142
CHRISTCHURCH

Description: Sections 1 and 4 SO 17637, Sections 6, 7 and 8 SO 17638, Sections 9,10,11
and 12 SO 17639 Sections 2,3,13,14,15,16 and 17 SO 17640 and Section 5
SO 17641 situated in Somers and Glenrock Survey Districts.

Area: 7012.4856 ha

In respect of the notice from the Commissioner of Crown Lands in pursuance of subsection
(3) of Section 132A of the Land Act 1948, setting out the values placed upon the above land
for rent review purposes, I hereby made the following election; (*please cross out the options
not required*)

I accept the values set out in the said notice and the new rental payable.

or

I require the value of the lessee's improvements and the value of the land exclusive of
improvements to be fixed by the Land Valuation Tribunal.

or

I require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.

or

I require the value of the land exclusive of improvements to be fixed by the Land Valuation
Tribunal.

Signature _____

NB: THIS NOTICE MUST BE SIGNED BY ALL REGISTERED LESSEES



Our Ref: Pc 140

LAND RESOURCES DIVISION

18 March 1997

3rd Floor, 75 Cashel Street
Christchurch
Telephone: (03) 379 9787
Facsimile: (03) 379 8440

C.R. & J. Ensor
Glenrock Station
METHVEN

Dear Mr & Mrs Ensor,

RE: NOTICE OF RENT REVIEW - Pc 140 GLENROCK

As you are aware, your pastoral lease is due for review of rental on 1 January 1998.

Enclosed please find a Notice of Rent Review per Section 132A (2) of the Land Act 1948 and a copy of a Notice of Election form for your use.

Please note that you must return the Notice of Election form within 3 months of the date of receipt of this letter or you will be deemed to have accepted these values and the new rent.

Please contact me if you have any queries.

Yours faithfully
KNIGHT FRANK (NZ) LIMITED

HÉLÈNÉ SEDDON



RD 015 307 645 NZ

REG 1. CUSTOMER COPY

YOUR REFERENCE PEEL OFF HERE

Corporate Offices

Auckland
Wellington
Christchurch

16 Offices Nationwide

International

Australia
Belgium
Botswana
China
France
Germany
Hong Kong
India
Italy
Japan

Malawi
Nigeria
Singapore
Spain
Sweden

Arizona
United Kingdom
United States
of America
Zimbabwe

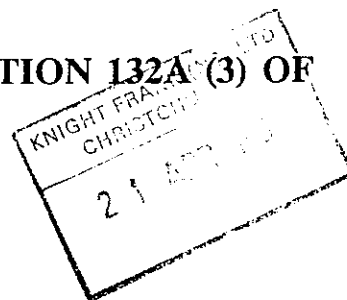
Postal Address:

PO Box 112, Christchurch
New Zealand

Knight Frank (NZ) Limited
(An I.P.I. Group Company)

INTERNATIONAL PROPERTY CONSULTANTS

NOTICE BY LESSEE OF ELECTION UNDER SECTION 132A (3) OF THE LAND ACT 1948



Date:

The Manager
Land Resources Division
Knigh Frank (NZ) Limited
P O Box 142
CHRISTCHURCH

Description: Sections 1 and 4 SO 17637, Sections 6, 7 and 8 SO 17638, Sections 9,10,11 and 12 SO 17639 Sections 2,3,13,14,15,16 and 17 SO 17640 and Section 5 SO 17641 situated in Somers and Glenrock Survey Districts.

Area: 7012.4856 ha

In respect of the notice from the Commissioner of Crown Lands in pursuance of subsection (3) of Section 132A of the Land Act 1948, setting out the values placed upon the above land for rent review purposes, I hereby made the following election; *(please cross out the options not required)*

I accept the values set out in the said notice and the new rental payable.

or

I require the value of the lessee's improvements and the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.

or

I require the value of the lessee's improvements to be fixed by the Land Valuation Tribunal.

or

I require the value of the land exclusive of improvements to be fixed by the Land Valuation Tribunal.

Signature

C. J. [Signature]

Judith Enson

NB: THIS NOTICE MUST BE SIGNED BY ALL REGISTERED LESSEES

15
verbally
divided
24.97
[Signature]

APPENDIX 7

AS1

~~P 53~~
P 40

r Bradley

JS

799 760

Private Bag
CHRISTCHURCH

2 July 1986

The Secretary
North Canterbury Catchment Board
P.O. Box 788
CHRISTCHURCH

ATTENTION : Mr Phil McGuigan

Dear Sir

SOIL AND WATER CONSERVATION PLAN NOS 703810 (MANUKA POINT) AND 703800
AND 703790 (GLENROCK AND REDCLIFFS)

... As requested please find enclosed two copies of Memorandum of Variation of Lease of the agreements providing for surrender of land to be retired under the above run plans after completion of the off-site benefit on the terms approved by NWASCA.

Would you please have both copies of each agreement executed by the lessees and have all copies returned to this office for completion. These documents will be registered against both leases.

Yours faithfully


F.M. Bradley
for Commissioner of Crown Lands

Encl.



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North Canterbury Catchment Board & Regional Water Board

Cnr. Latimer Sq. & Worcester St. Christchurch

462

IN REPLY PLEASE QUOTE
6/90/379/29949
6/90/380/29949
IF CALLING ASK FOR
6/90/381/29949
Mr Wethey
TELEPHONE 792-060

29 September 1986

Lands and Survey Department
30 SEP 1986
CHRISTCHURCH

*Glenrock P. 40.
Manuka P. 53.
Joint*

The Commissioner of Crown Lands,
Department of Lands & Survey,
Private Bag,
CHRISTCHURCH.

Attention: Mr F.M. Bradley

Dear Sir,

SOIL AND WATER CONSERVATION PLAN NO.S 703810 (MANUKA POINT) AND 73800 AND 703790 (GLENROCK AND REDCLIFFS)

I reply to your letter of 2 July 1986 in which you enclosed copies of agreements entitled Memorandum of Variation to Lease to be signed concurrently with the Board's Improvement Agreements by the lessees of the above properties.

Enclosed please find the agreements duly signed that provide for the surrender of the land to be retired for each of the above listed properties.

Yours faithfully,

B.P. Dwyer,
MANAGER - OPERATIONS.

DCW:LSH

Encl.

*no further action
Required survey completed 16/11
2 copies of memos of variation documents held in documents cabinet
13/11*

*Please request DFO
to consider rent reduction
for loss of the three surrendered
areas and then obtain
CCC approval to formal
surrender and relative adjustments
to the three new leases.
13/11*



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North Canterbury Catchment Board & Regional Water Board

Cur. Latimer Sq. & Worcester St. Christchurch

SOB 102

IN REPLY PLEASE QUOTE

6/90/379/32013
IF CALLING ASK FOR

Mr Hughes

TELEPHONE 792-060

27 July 1987

The Branch Manager,
Landcorp,
Private Bag,
CHRISTCHURCH.

Attention: Alastair Fergusson

Dear Sir,

LAND IMPROVEMENT AGREEMENTS - GLENROCK LAND CO. LTD

The Board has had Land Improvement Agreements executed by Glenrock Land Co. Ltd in respect of soil and water conservation measures for "Glenrock" and we had intended that the agreements be registered on the titles to both the company's freehold and its leasehold land.

However, our first attempt at registration was thwarted because, at the time the agreements were presented for registration, the pastoral lease (C.T. 574/70) had expired. After that, our Mr McGuigan spoke to your Mr Fergusson and it is understood that Landcorp will be issuing the company with a new lease but that it is expected to be some time yet before the matter is finalised. *


What we propose to do is to have the agreements registered now against the freehold land and to see to registration against the leasehold land when the new lease has been granted and put into the land transfer system.

We would be grateful if you would advise us when the new lease has been granted so that we may tidy up this remaining aspect of the registration process.

Yours faithfully,


B.J. Mairs,
SECRETARY.

IWH:RP

* we will renew
the old lease. not
issue a new one


INSTRUMENTS LISTED BELOW RETURNED TO: **LANDS AND SURVEY DEPT. P 40**

LTD. UPLIFTING BOX NUMBER: **50** LOGGING FIRM CODE: _____

THIS SPACE FOR OFFICIAL USE ONLY: **500**

DOCUMENTS AND CERTIFICATES OF TITLE ATTACHED/OR REQUIRED TO ENABLE REGISTRATION

HEREWITH: **574/70** PRODUCTION No.: **N/A** PRIOR DEALING INFORMATION: _____

REJECTED

666285

10.57 20.FEB87 C 666285

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY CANTERBURY

ASST LAND REGISTRAR

S/N	ALL CT. No.	TYPE OF INSTRUMENT	REGISTERED PROPRIETOR, TRANSFEROR, MORTGASOR ETC.	APPLICANT, TRANSFEREE, MORTGAGEE ETC. FULL NAME	LOT AND D.P. No. OR OTHER LEGAL DESCRIPTION PLUS REGISTERED No. OF INSTRUMENTS AFFECTED	REGISTERED (C) / LESSEED (L)	MORTGAGES, VARIATIONS, LEASES AND TRANSFERS ETC.		FURTHER MORTGAGE DETAILS			FEES \$	G.S.T. \$
							TOTAL AREA	CONSIDERATION	MORT. RANKING 1, 2, ETC.	INT. RATE	MORT. TYPE FLAG (F) TABLE (T)		
1	574/70	VL	H.M.C	GLENPOCK LAND COMPANY LIMITED		I						30	3
2	574/70	VL	H.M.C	GLENPOCK LAND COMPANY LIMITED		I							
3													

Handwritten notes in table:
 - Row 1: *20 2 87*
 - Row 2: *Pastoral lease expired 31/12/86 is a year variation registered 11/1/87 lease renewed until 31/12/87*

RETURN COPY
(AFTER COMPLETION OF REGISTRATION OR REJECTION)

SUB TOTALS \$	60	6
TOTAL INCL. G.S.T. \$	66.00	

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Our Ref: P 140



3 October 1990

Canterbury Regional Council
P O Box 345
CHRISTCHURCH

ATTENTION: J GLENNIE

Dear Sir

RE: SOIL AND WATER CONSERVATION PLAN - GLENROCK


It has come to my notice that surrender of the retired land on Glenrock was due to be actioned as at 1 December 1988. Could you please confirm that all works under the plan have been completed and it is in order for the surrender to be undertaken.

While this surrender is overdue, due to other commitments on DOC finances the survey and surrender may not be completed this year.

Should you have any further queries please do not hesitate to contact the undersigned.

Yours faithfully

LANDCORP MANAGEMENT SERVICES LIMITED



SJK Bamford
CONSULTANT

INCORPORATING LANDCORP INVESTMENTS LIMITED & LANDCORP MANAGEMENT SERVICES LIMITED

Christchurch District Office
Southstate Tower
76 Cashel Street
Private Bag
CHRISTCHURCH, N.Z.
Tel (03) 799-787
Fax (03) 798-440

RELEASED UNDER THE OFFICIAL INFORMATION ACT
CANTERBURY REGIONAL COUNCIL

58 Kilmore Street
P O Box 345
Christchurch

Telephone (03) 653 828
Fax (03) 653 194

Our Ref: OLSO/SN379
OLSO/SN380
OLSO/SN381

Your Ref:

Contact: Don Wethey

INFORMATION
LTD.
31 OCT 1990
CHRISTCHURCH

29 October 1990

Mr. S.J.R. Barnford
Consultant
Landcorp
Private Bag
CHRISTCHURCH

Dear Sir

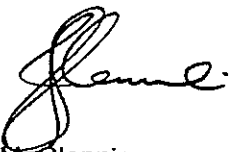
RE: GLENROCK, REDCLIFFS, MANUKA POINT

I refer to your letter of 23 October 1990.

I advise that there are approved works still to be completed on all three of the above properties - principally windbreak treeplanting and river control works.

However, the works associated with providing offsite grazing for stock displaced due to the retirement of Class VII and VIII land have been completed on each property. Consequently, it is now in order for surrender to be undertaken according to your agreement with the lessees.

Yours faithfully



J.M. Glennie
REGIONAL LAND MANAGER

DCW/JMM

① Hunt S
② Run R/H
③ file

PC 140 REDCLIFFE
PC 141 GLENROCK

NOTE FOR FILE

RE: SURRENDER OF RETIRED AREAS

BACKGROUND

The original "Glenrock" pastoral lease (P40) was subdivided in 1987 into two new pastoral leases; Pc140 "Redcliffe" (= 9192.2870 ha) and Pc141 "Glenrock" (= 7012.4856 ha).

The original intention had been to undertake the subdivision on expiry of P40 at the end of 1986 thus dealing with all the documentation at the same time. However for a number of reasons this could not be achieved and so the original pastoral lease over the entire area was renewed. Two new leases were issued reflecting the subdivision and these were finally registered in 1990.

SURRENDER AGREEMENTS

(A) SCCB Run Plan

In 1982 run plan agreement had been entered into between the lessee company Glenrock Run Co Ltd and South Canterbury Catchment Board over the original Glenrock pastoral lease. This run plan had an agreement to surrender one area of 1207 ha.

One of the conditions of the Land Settlement Board's approval to subdivide (Case No 1985/152) was that the lessee company agree to adhere to the agreement to surrender this area. This was achieved by the registration of a Memorandum of Variation against the renewed original pastoral lease (P40 ref fol 453). When the new lease was issued for Pc140 Redcliffe, this area of 1207 ha was not included in the new lease (Pc140 fol 16).

Survey costs for defining the new boundary of Redcliffe, excluding the surrender area were met by the lessee as part of the survey for the subdivision and renewal. (ref Pc140 fol 133)

(B) NCCB Run Plan

At the same time as the subdivision actions were being undertaken, the North Canterbury Catchment Board was negotiating new run plan agreements with the lessees of the two new pastoral leases. These plans were eventually agreed and provided for the surrender of the following areas;

Glenrock	3770 ha approx	effective 1.12.88
Redcliffe	4940 ha approx	effective 1.12.90

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These were to be effected on completion of offsite benefits or sooner. Details of the run plan agreements are contained in folio 461, P40.

Memoranda of Variation incorporating these surrender agreements were executed by both parties in September 1986 (P40 ref folio 462).

IMPLEMENTATION

(A) SCCB Run Plan

As the surrender area was not included in the new Redcliffe's pastoral lease (Pc140), no action was required to effect the surrender agreement. In September 1990, (Pc140 ref folio 33) the CCL was advised of the "surrender" of the area. CCL advised, by letter dated 16.10.90 (Pc140 ref folio 38) that it was DoC's responsibility to undertake followup actions to declare the land held for conservation purposes.

(B) NCCB Run Plan

Confirmation that offsite benefits had been achieved was obtained in 1990 (Pc140 ref folio 39). Some amendments to details of the surrender boundaries, including access agreements, were advised to DoC in March 1992 (Pc140 ref folio 56). DoC were advised to liaise directly with DOSLI in order to arrange survey costs etc.

CURRENT STATUS

The surrender of the retired areas arising from the NCCB run plans is awaiting completion of survey.

Detail of the exact nature of the access agreements as well as any followup actions relating to the stopping and incorporation of unformed legal roads needs to be ascertained.

ACTIONS

1. Followup status of survey of retired areas with Terralink/LINZ.
2. Determine whether any followup needed re access agreements or stopping of legal roads to implement surrender of retired areas.
3. Determine whether any action required re 1207 ha of SCCB Run Plan not included in Redcliffe's lease.



CAROLINE MASON
9 September 1996

TERRALINK NZ LIMITED

COPY
For your information



KNIGHT FRANK (NZ) LTD
Phone 64-3-379-9901
Fax 64-3-379-9903
Level 2, Torrens House
195 Hereford Street
Private Box 19-343
Christchurch, New Zealand

Our Reference: C 411

Your Reference:

10 October 1996

KNIGHT FRANK (NZ) LTD TIMARU

11 OCT 1996
RECEIVED

*Copy -
KFI -
- see file on individual
Canterbury property files*

Ray Ward - Smith
Knight Frank (NZ) Ltd
PO Box 564
Timaru

Dear Ray

Pastoral Lease Surveys

As requested at our client evening, enclosed are copies of the Rata Peaks and Mesopotamia approved plans.

The following is a list of the current status of the remaining surveys as per DOSLI records supplied to Terralink.

Glentanner PL - a new fence is required

Black Forest POL - field work could be required

Black Forest PL - the boundary has not been finalised

Kirkliston PL - field work probably required

Waitangi PL - field work required

Mt Cook POL - field work is needed to fix fencelines unable to be seen on airphotos and will proceed when landowner advises conditions are clear

Clayton PL, Double Hill POL - requisitions to be completed by Land Information NZ

Woodstock POL & PL - final check by Land Information NZ

Glenrock PL, Redcliffes PL - office work since the GPS fix of the fenceline to be completed

Benmore PL, Clayton PL - held up until prior road legalisation (Benmore) and road closing (Clayton) action has taken place



Hopping



Systems Solutions



Survey Services



Property Services



View Hill - no agreement on the surrender boundary

Yours sincerely

A handwritten signature in cursive script that reads "Brian Andersen". The signature is written in dark ink and is positioned above the printed name.

B D Andersen

Practice Manager



APPENDIX 8

RELEASED UNDER THE OFFICIAL INFORMATION ACT

Authorizing Duncan Ensor, of Rakaia Gorge, Ashburton, Sheepfarmer, to Use Water for the Purpose of Generating Electricity and to Erect and Use Certain Electric Lines

C. W. M. NORRIE, Governor-General

ORDER IN COUNCIL

At the Government Buildings at Wellington this 8th day of August 1955

Present:

THE RIGHT HON. S. G. HOLLAND PRESIDING IN COUNCIL

PURSUANT to the Public Works Act 1928, His Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby grants to Duncan Ensor, of Rakaia Gorge, Ashburton, Sheepfarmer (hereinafter referred to as the licensee), a licence, subject to the conditions hereinafter set forth, to take and use from Cascade Creek (hereinafter referred to as the said stream) situated in Block I, Hutt Survey District, in the County of Ashburton, for the purpose hereinafter set forth, a stream of water not exceeding 1 cubic foot per second at any one time, and to lay, construct, put up, place, and use the electric lines hereinafter described.

CONDITIONS

IMPLIED CONDITIONS

1. The conditions directed to be implied in all licences by the Water Power Regulations 1934 and the Electrical Supply Regulations 1935 shall be incorporated in and shall form part of this licence, except in so far as the same may be inconsistent with the provisions hereof.

LICENCE SUBJECT TO REGULATIONS

2. This licence is issued under the Water Power Regulations 1934, and is subject thereto and to the Electrical Supply Regulations 1935, the Electrical Wiring Regulations 1935, the Radio Interference Regulations 1934, and to all regulations hereafter made in amendment thereof or in substitution therefor respectively.

UTILIZATION OF WATER AND LOCATION OF HEADWORKS

3. Water shall be used under this licence solely for the purpose of generating electricity, and shall be taken from the said stream at the point in Block I, Hutt Survey District, indicated on the plan marked S.H.D. 341 deposited in the office of the State Hydro-electric Department at Wellington.

GENERAL DESCRIPTION OF WORKS

4. The licensee is hereby authorized, subject to the conditions hereof, to construct, maintain, and use the following works for the purpose of this licence, the positions of the said works being indicated on the said plan S.H.D. 341:

- (a) Headworks consisting of an intake and pipe line leading to the powerhouse hereinafter referred to, giving a static head of approximately 430 feet.
- (b) Pelton wheel and powerhouse with all necessary equipment for generating electricity, situated in Block I, Hutt Survey District.
- (c) Tail-race leading from the said powerhouse back to the said stream.
- (d) Electric lines leading from the said powerhouse in a north-easterly direction to a farm house and out-buildings situated in Block XI, Glenrock Survey District, the said lines and buildings being more particularly shown on the said plan S.H.D. 341.

SYSTEM OF SUPPLY

5. The system of supply shall be as described in paragraph (a) of regulation 21-01 of the Electrical Supply Regulations 1935.

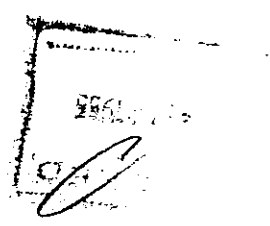
DURATION OF LICENCE

6. Unless sooner lawfully determined this licence shall continue in force until the 31st day of March 1976.

RENTAL

7. For the purpose of assessing the rental or annual sum payable in respect of this licence, the licensee may install a suitable maximum demand indicator to the satisfaction of the Inspecting Engineer of the State Hydro-electric Department and failing such installation the rental shall be assessed on the maximum generating capacity of the plant installed. The present plant is rated at 15 kilowatts.

Mr.	C.C.	30/8.
Mr.	P.L.O.	2/9
Mr.		
Mr.		
Mr.		
Mr.		
Mr.		
Mr.		
Mr.		
Mr.		



CHRISTCHURCH

8 February 1983

DFO
OFFICE

ATTENTION F/O T. Hood

PROPOSED HYDRO SCHEME : GLENROCK

The copy of an extract from North Canterbury Catchment Board minutes already provided refers. As discussed, from your knowledge of the area could you please report on the water right application and inspect if necessary. The report should cover any possible adverse environmental effects on local fisheries and other wildlife, resultant fluctuations in water level, the nature of the proposal - if a dam is proposed construction and engineering standards will need to be examined plus any disturbance to ground cover on the pastoral leasehold and aesthetic consequences of any system for reticulation of power (presumably by power lines and poles).

Note: Although the closing date for submissions/objections is 14 February as agreed it will probably not be necessary for this department to lodge an objection but rather stipulate conditions to be met.

P.L. 8/2
P.L. Savage
for Commissioner of Crown Lands

4965 A.M. CHIRNSIDE, BURNHAM
to take 902 cubic metres of water per day, 6 days per week, at the rate of 11.4 litres per second from a 200 mm well, 21 metres deep, on property corner of School and Thomsons Roads, for spray irrigation purposes.

4966 CHRISTCHURCH CITY COUNCIL, ADDINGTON
to take 3500 cubic metres of water per day at the rate of 60 litres per second from a 200 mm well, 130 metres deep, at pumping station 479 Barrington Street, for a municipal water supply and fire fighting purposes.

4967 (a), (b) & (c) C.R. & W.H.D. ENSOR, RAKAIA GORGE
to divert 17,280 cubic metres of water per day at the rate of 200 litres per second, being part of the flow of the Redcliffe Stream at Glenrock Station (map reference SO 73988747), through a proposed hydro-electric plant for use in power generation and to discharge the same quantity of water back to the same stream approximately 300 metres below the diversion point.

4968 LINCOLN COLLEGE, LINCOLN
to take 300 cubic metres of water per day, 5 days per week, at the rate of 7 litres per second from a 150 mm well, 15 metres deep, at property Ellesmere Junction Road, for spray irrigation purposes.

4969 LINCOLN COLLEGE, LINCOLN
to take 2592 cubic metres of water per day at the rate of 30 litres per second from a 203 mm well, 50 metres deep, on property corner of Days and Ellesmere Junction Roads, for spray irrigation purposes. Variation of right NCY 810203.

4970 LINCOLN COLLEGE, LINCOLN
to take 2188 cubic metres of water per day at the rate of 38 litres per second from a 203 mm well, 41.5 metres deep, on property Springs Road, for spray irrigation purposes. Variation of right NCY 810085.

4971 M.P.D. BONIFANT, SOUTHBROOK
to take 972 cubic metres of water per day, 6 days per month, at the rate of 13 litres per second, from a 600 mm well, 13 metres deep, on property Fernside Road, for spray irrigation purposes.

4972 N.C.F. KAIAPOI LTD, KAIAPOI
to discharge up to 5227 cubic metres per day of treated meatworks (including fellmonger wastes at the rate of 150 litres per second into ...

FILE P.40

CHRISTCHURCH

20 April 1983

DFO
OFFICEGLENROCK PASTORAL RUN

Folio 379 : Do we write to lessees approving the power scheme being sited on the run with copy minuted to North Canterbury Catchment Board (or not necessary for latter)?

Folio 380 : Should a copy of the Field Officer's report go to the Land Settlement Committee member Mr H. Ensor, or not? Then do we write to lessee approving stock limitation under the Livestock Incentive Scheme programme but state that prior consent to be obtained for any further increases for development, the matter of the different parts of the pastoral run to be farmed separately having been deferred pending further investigation but the lessees to be responsible for control of noxious plants on the pastoral run site of the Rakaia Riverbed as established by AMF search recently carried out by this department to determine that adjoining properties have rights of ownership to the centre line of the river. Reference file 23/10/1 folio 11-19 south and folio 37.

P. L. Savage
P.L. Savage
for Commissioner of Crown Lands

✓ Re fol. 379. approve proposal conditional on the installation (buildings & plant) being sited to create least environmental impact.

> Re fol. 380. copy of report shd. go to H. Ensor. Then approve stock increase & so on as you suggest. Make it clear that approval to subdivide has not yet been considered. See fol 173 or file 23/1/2. In light of this do not refer to A.M.F. or noxious plants responsibility.

P.L.S.
2/4.

r Savage

MS

700 760

Private Bag
CHRISTCHURCH

16 December 1983

Messrs H.D. & C.R. Ensor
Glenrock Land Co. Ltd
Glenrock Station
DUNEDIN

STANDARD DEVELOPER
OF CROWN LANDS

DATE No: 83/

ALSO PROPOSAL APPROVED

AUTHORITY S. 66 LAND ACT 1954

[Signature]
19.12.83

Dear Sirs

APPLICATION FOR POWER SCHEME : GLENROCK

I refer to Field Officer Hood's earlier discussion with you and advise that there is no objection to your proposed hydro scheme for electricity generation, as discussed, to be sited on Redcliffe Stream provided the necessary Catchment Board water right and all other local authority consents such as may be necessary are obtained, and subject to the installation (building and plant) being sited with minimal environmental impact.

Yours faithfully

P.L. Savage
for Commissioner of Crown Lands

[Handwritten notes:]
 I first saw this file folio 382 on 23/12/83
 the folio is dated 2 Aug 83.
 I agree with the approach being
 taken although I am not clear over the point
 would like to discuss it with the officer in
 the office
[Signature]
 27/12/83

APPENDIX 9

440

OUR FILE: 26/1640

YOUR FILE: P40

From HEAD OFFICE

Lands and Survey
Date:

13 February 1986

To CCL CHRISTCHURCH

20 FEB 1986

Ref.: Ours/Yours of

Person to consult:
CHRISTCHURCH

SUBJECT: SUBDIVISION AND TRANSFER : GLENROCK PASTORAL LEASE

I refer to your submission seeking approval to the subdivision and transfer of the above pastoral lease which was received in this office on 3 May 1985.

Under case number 1985/152 the HOC/LSB on 21 January 1986 approved your recommendations 1-3 and 5.

- (4) That the Crown retain the right to apply the provisions of Section 58 of the Land Act 1948, in respect of all rivers and streams in excess of 3 metres in width traversing the property, subject to legal confirmation in that regard.

With the lease expiring 30 December 1986, please ensure your investigations, include negotiations with the lessee over the possible surrender of the 1207 ha (approx) retired from grazing under the 1982 run plan.

A copy of the approved submission is attached for your information.

C G Pemberton
for Director-General

encl

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LAND SETTLEMENT BOARD

HEAD OFFICE COMMITTEE

PASTORAL : SUBDIVISION AND TRANSFER OF LEASE

FILES: H.O. 26/1640
D.O. P 40

CASE NO: 1985/152

CANTERBURY LAND DISTRICT

PROPOSAL

To consider an application to subdivide a pastoral lease.

LESSEE

GLENROCK LAND COMPANY LIMITED, a duly incorporated company having its registered office at Christchurch.

LAND

Run 266 "Glenrock" situated in Glenrock, Somers and Hutt Survey Districts.
Area: 17 428.1918 hectares.

LOCATION

On south bank of the Rakaia River, approximately 32 kilometres north-west of Methven.

STATUS

Crown land.

PARTICULARS OF LEASE

Tenure: Pastoral Lease

Term: 33 years from 1 January 1954 Expires: 31 December 1986

Rent: \$670 per annum, paid to 31 December 1984

Stock: Basic Limitation in Lease: 7150 sheep (being 6500 sheep plus 10%)
Present Personal Stock Limit: 7200 sheep (inc. 3100 breeding ewes)
(Approved 2/2/84) Plus 200 cattle (inc. 90 breeding cows)

EXPLANATION

The company's two principal shareholders are C. and H. Ensor, who have been farming the pastoral lease in partnership. The brothers propose to dissolve the partnership and farm the block separately by subdividing the existing freehold and leasehold land.

FIELD OFFICER'S REPORT (Field Officer T.B. Hood)

C.R. and H.D. Ensor have been farming the run as two separate units since 1 July 1983 (refer to attached plan). C.R. Ensor is farming the homestead unit and H.D. Ensor is on the Redcliffe unit. With the division of the property H.D. Ensor will be in possession of the greater portion of the pastoral lease and also the greatest opportunity for potential development. C.R. Ensor will benefit in receiving the best of the freehold.

In summary the subdivision of the property as outlined will provide two good units, each having a good area of freehold, being well developed with sown pastures and possessing good areas of well consolidated OS/TD land on both freehold and pastoral

lease. Both units have adequate buildings and subdivisional fencing. Debt servicing is low. Each unit will constitute an economic unit. More subdivisional fencing and grassing is planned for, in the short to medium term, and should improve the economics of the two units further.

C.R. and W.H.D. Ensor are the approved managers of the pastoral lease and have managed the property for a number of years since taking over from their father. Production and performance achieved from the stock is excellent. Both brothers are progressive and could be considered above average farmers.

DETAILS OF SUBDIVISION

	<u>GLENROCK</u> (C.R. Ensor)	<u>REDCLIFFE</u> (H.D. Ensor)
<u>Area - Freehold</u>	1378 ha (770 ha effective)	625 ha (550 ha effective)
<u>Pastoral Lease</u>	<u>6782 ha</u>	<u>10646 ha</u>
	<u>8160 ha</u>	<u>11271 ha</u>

Please note all areas have been calculated by planimeter and are approximate only.

<u>Cover</u>	<u>Freehold</u>	<u>Pastoral</u>	<u>Freehold</u>	<u>Pastoral</u>
Sown pasture	360 ha	-	125 ha	-
AOSTD	269 ha	113 ha	182 ha	190 ha
Native grasses	141 ha	4609 ha	243 ha	7256 ha
Waste bush etc.	<u>608 ha</u>	<u>2060 ha</u>	75 ha	<u>3200 ha</u>
	<u>1378 ha</u>	<u>6782 ha</u>	<u>625 ha</u>	<u>10646 ha</u>

Land Use Capability (includes both freehold and leasehold)

<u>Class</u>		
IV	421.5 ha	211.2 ha
VI	1133.1 ha	1975.6 ha
VII	2672.3 ha	4189 ha
VIII	<u>3894 ha</u>	<u>4688.2 ha</u>
	<u>8120.9 ha</u>	<u>11063.4 ha</u>

Buildings

The full range of buildings is extensive. The Glenrock homestead site has a full range, including two dwellings, shearers' quarters, single men's quarters, woolshed and covered yards, cattle yards, implement sheds, hay sheds and other sundry sheds. C.R. Ensor will retain the full use of all these buildings with his ownership of the Glenrock portion of the lease.

W.H.D. Ensor has established a second homestead site on the Redcliffe freehold, having recently constructed a new dwelling, three stand Midcanta woolshed and sheep yards, and most recently an implement/hay shed. As no power supply passes the gate W.H.D. Ensor has built a mini hydro scheme on the Redcliffe Stream. Total cost to date being \$27,000.

C.R. and W.H.D. Ensor are in agreement that W.H.D. Ensor will continue to use the Glenrock shearing facilities for the main shear until such time as the Redcliffe shed can be enlarged (when finance allows).

The range and siting of buildings as they now exist is adequate to support the division proposal, allowing that the agreement for the use of the Glenrock shearing for main shearing by both brothers is maintained.

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3.

Production (Figures are for both properties)

Wool weights	-	4.5 kg
Lambing	-	100%
Calving	-	96%

The good performance is a result of good use of developed pastures (both freehold and leasehold) along with grain for flushing and rotational grazing.

WETLANDS

The Cookies Flat area contains two areas of wetland worthy of protecting:

1. Rakaia catchment: A small shallow spring fed wetland of approximately 10 hectares which flows via a small stream into the Redcliffe Stream. The predominant vegetation being a red tussock association.
2. North Ashburton catchment: A small meandering stream system being spring fed and flowing into the Swift River. The predominant vegetation being a red tussock association.

The altitude of these two areas is 860-870 m a.s.l. and development potential limited. The wider ecological value of the area is unknown and a conservation covenant prohibiting specific development of these two wetlands is advisable.

DISTRICT FIELD OFFICER'S AND CHIEF PASTORAL LANDS OFFICER'S COMMENTS

Both the District Field Officer and Chief Pastoral Lands Officer agree with the Field Officer's report and recommendation that the subdivision be approved.

CHIEF SURVEYOR'S COMMENTS

There is no adequate definition of parts of the peripheral boundaries of this pastoral lease which means that as well as the survey for the subdivision that is proposed additional survey work at the Crown's expense will be required to define the periphery which is marked black on the plan attached. Probably a photogrammetric definition will suffice. There are a number of roads on the property which should be stopped/resumed. Road coloured purple on the attached plan will need to be relined and pegged so the Crown retains access to the Swift River. Provision needs to be made for Section 58 strips on the rivers and streams over 3 metres. Definition of the wetland areas will be required if covenants are to be brought down on the new pastoral lease.

GENERAL

Plant and machinery ownership and management is through a machinery syndicate run in conjunction with the lessees of Glenariffe and Double Hill. There is to be no change in this policy.

The subdivisional boundary through the pastoral lease is basically the Swift River (fenced for the majority of its length) and the Redcliffe Stream (not fenced through Cookies Flat). The lessees have not planned to carry out any fencing in the immediate future but will fence the required length if necessary.

Both lessees intend to phase out their wether flocks, with C.R. Ensor disposing of all his over the next four years. W.H.D. Ensor intends to dispose of his within the next eight years. The wethers are to be replaced by wet stock and cattle. At the moment the Ensors are retaining more weaner cattle to take through to (ings before sale).

performances in the immediate past have been good with per head wool weights presently around 4.5 kg, lambing percentages around 100% and calving percentages high 90's.

Management is to remain similar to that previously used.

number increases are likely for the 1984/85 year.

The company's existing pastoral lease expires on 31 December 1986. In view of this it is felt that it would be preferable if the documentation action relating to the subdivision and transfer be dealt with at the same time as lease renewal, i.e. on the basis that two new separate leases will issue when the lease is renewed.

In 1982 the company entered into an agreement with the South Canterbury Catchment Board to retire an area of approximately 1207 hectares of land under a run plan. In terms of the agreement the surrender of this land is to be achieved when the off-site benefit is provided. The South Canterbury Catchment Board has advised that the off-site benefit has now been completed and confirms surrender can proceed. Therefore it should be a condition of the subdivision and transfer that the company agrees to adhere to the run plan agreement and signs a partial surrender document formally surrendering this area from the lease.

PLANS

An illustrative plan of the run showing the proposed subdivision is enclosed.

RECOMMENDATIONS

1. That pursuant to Section 93 Land Act 1948 approval be given to the subdivision of Run 266 with two new leases to be issued as follows:

- (a) Part Run 266 - "Glenrock", 670 hectares, for the balance term of 33 years from 1 January 1954 at an annual rent of \$260 and basic stock limit of 2600 sheep; personal limitation (pastoral lease only): 2800 sheep including 1200 breeding ewes, 200 cattle including 35 breeding cows; overall limitation: 5600 sheep including 1650 breeding ewes, 165 cattle including 50 breeding cows.
- (b) Part Run 266 - "Redcliffe", 1064 hectares, for the balance term of 33 years from 1 January 1954 at an annual rent of \$410 and basic stock limit of 4100 sheep; personal limitation (pastoral lease only): 4400 sheep including 1900 ewes, 120 cattle including 55 breeding cows; overall limitation: 7125 sheep including 2400 breeding ewes, 220 cattle including 105 breeding cows.

Note: Documentation action will be dealt with at the same time as lease renewal.

2. That the Commissioner of Crown Lands be authorised to enter into negotiations with the lessee to secure a conservation covenant under the provisions of the Land Act 1948 to ensure the prohibition of development of the two wetland areas on Cookies Flat.

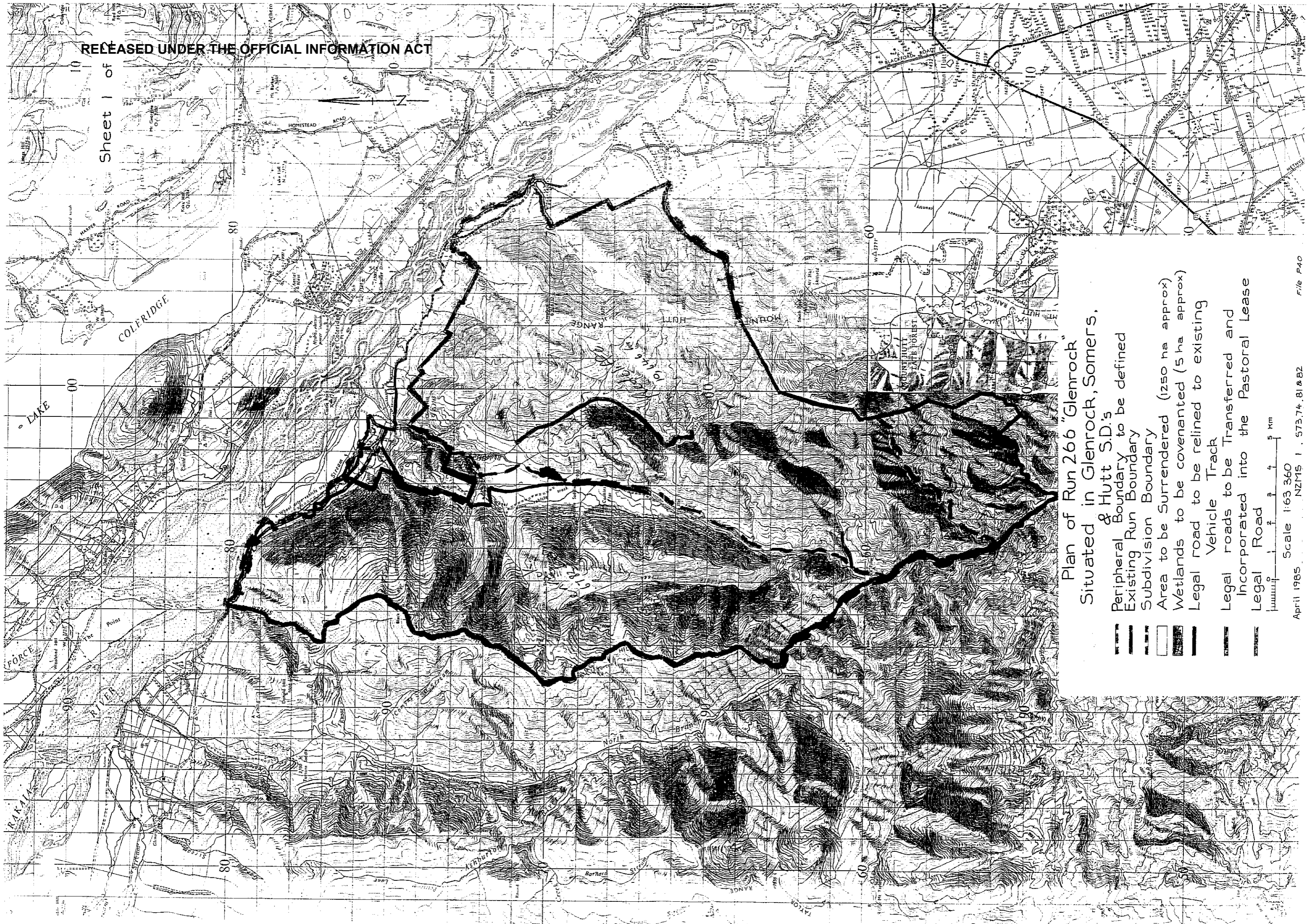
That it be a condition of the subdivision and transfer that the company agrees to adhere to the run plan agreement and formally surrenders an area of 1207 hectares approximately from the lease.

- (4) That the Crown retain the right to apply the provisions of Section 58 of the Land Act 1948, in respect of all rivers and streams in excess of 3 metres in width traversing the property, subject to legal confirmation in that regard.
- 5. That pursuant to Section 89 Land Act 1948 following subdivision as above approval be given to the transfer of the leases as follows:
 - (a) "Glenrock" - Glenrock Land Company Ltd to C.R. Ensor.
 - (b) "Redcliffe" - Glenrock Land Company Ltd to H.D. Ensor.

VISION

HEAD OFFICE COMMITTEE
21 JAN 1986
APPROVED

Sheet 1 of



- Plan of Run 266 "Glenrock"
Situated in Glenrock, Somers,
& Hutt S.D.'s
- Peripherical Boundary to be defined
 - Existing Run Boundary
 - Subdivision Boundary
 - Area to be Surrendered (1250 ha approx)
 - Wetlands to be covenanted (5 ha approx)
 - Legal road to be realigned to existing Vehicle Track
 - Legal roads to be Transferred and Incorporated into the Pastoral Lease
 - Legal Road

Scale 1:63 360

April 1985 NZMS 1:573,74:81&82 File P40

Crown Pastoral Land Tenure Review

Lease name : GLENROCK (RAKAIA)

Lease number : PT 084

Due Diligence Report (including Status Report) - Part 6

This report and attachments results from a pre-Tenure Review assessment of the pastoral lease for the purpose of confirming land available for Tenure Review and any issues, rights or obligations attaching to it. The information is gathered from files and other sources available to the LINZ contractor.

Part of the information relates to research on the status of the land, resulting in a Status Report that is signed off by a LINZ approving officer. The remainder of the information is not analysed for relevancy or possible action until required, and LINZ does not guarantee its accuracy or completeness as presented.

The report attached is released under the Official Information Act 1982.

December

05

444

EAH

iss Woodgate

799-760

Private Bag
CHRISTCHURCH

2 May 1986

B/U WA

23/6/86

Messrs Halmore McDonald & Stanley
Barristers & Solicitors
P O Box 484
CHRISTCHURCH

ATTENTION: Mr Ayers

Dear Sirs

SUBDIVISION AND TRANSFER : GLENROCK LAND COMPANY LIMITED

I refer to my letter of 12 December 1983 regarding the above application and am pleased to advise that both the proposed subdivision and transfer have been approved by the Land Settlement Board subject to the following conditions:

- (1) Pursuant to Section 93 of the Land Act 1948 the subdivision of Run 266 "Glenrock" will be split up into two new leases as follows:
 - (a) Part Run 266 "Glenrock" 6782 hectares; for the balance term of 33 years from 1 January 1954 at an annual rental of \$260 and basic stock limit of 2600 sheep; personal stock limitation (pastoral lease only): 2800 sheep including 1200 breeding ewes, 80 cattle including 35 breeding cows; overall limitations: 5600 sheep including 1660 breeding ewes, 165 cattle including 50 breeding cows.
 - (b) Part Run 266 "Redcliffe" 10646 hectares; for the balance term of 33 years from 1 January 1954 at an annual rental of \$410 and basic stock limit of 4100 sheep; personal stock limitation (pastoral lease only): 4400 sheep including 1900 breeding ewes, 120 cattle including 55 breeding cows; overall limitations: 7125 sheep including 2400 breeding ewes, 220 cattle including 105 breeding cows.
- (2) That the company agrees to adhere to the run plan agreement entered into with the South Canterbury Catchment Board in 1980 and formally surrenders an area of 1207 hectares approximately from the lease. In this respect I have prepared a memorandum of variation which provides for surrender of the block when survey has been completed and this is enclosed for execution by your client company. Would you please arrange for the company's common seal to be affixed to the variation document and return it to this office. I have

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been advised by the South Canterbury Catchment Board that the off-site benefits have been provided, accordingly it will not be necessary to issue a pastoral occupation license over this area as originally intended. The area being surrendered will be included with the area to be surrendered from Mt Alford and managed as a Crown Land Management area (Taylor Range) in accordance with the Board's High Country Policy.

- (3) That the Crown retain the right to apply the provisions of Section 58 of the Land Act 1948, in respect of all rivers and streams in excess of 3 metres in width traversing the property, subject to legal confirmation in that regard.
- (4) Pursuant to Section 89 Land Act 1948 following subdivision, approval has been given to the transfer of the leases as follows:
 - (a) Glenrock - Glenrock Land Company Limited to C.R. Ensor.
 - (b) Redcliffe - Glenrock Land Company Limited to H.D. Ensor.

The Board has directed me to inform your client company of the interest of the Board in securing a conservation covenant under the provisions of the Land Act 1948 to ensure the prohibition of development of the two wetland areas on Cookies Flat and to indicate to your client company a desire to negotiate with it further in this respect. I will be approaching your client company in due course to pursue this matter.

As you know the company's existing pastoral lease expires on 31 December 1986. In view of this it is felt that it would be preferable if the documentation action relating to the subdivision and transfer be dealt with at the same time as lease renewal, i.e. on the basis that two separate leases will issue when the lease is renewed. For the issue of the pastoral lease documents I will eventually require preparation and registration fees, payment of which will be requested later on.

As previously advised, I would confirm as far as survey costs are concerned the Crown will bear all costs relating to defining the total area of the existing lease for renewal purposes. However, your client company will be required to meet all costs relating to the subdivision of the existing lease into two new leases. Your client will also be responsible for all legal costs relating to the subdivision and transfer.

In relation to Condition 3 of this approval it should be noted, in particular that the matter of the application of Section 58 of the Land Act 1948 as it relates to pastoral leases is currently the subject of an investigation by the department's legal advisors. Section 58 requires the Crown to reserve from sale or other disposition a strip of land not less than 20 metres in width along (among other things) the banks of all rivers and streams which have an average width of not less than 3 metres.

When I have been advised of the full legal implications of this investigation I will advise you further. In the meantime it would be appreciated if you could confirm that the above terms and conditions are acceptable to your client company and that they wish to proceed as intended.

I look forward to hearing from you further in regard to this transaction.

Yours faithfully

MISS C. WOODGATE
for Commissioner of Crown Lands

Messrs H.D. & C.R. Ensor
Glenrock Land Company Ltd
Glenrock Station
METHVEN

Copy for your information.

MISS C. WOODGATE
for Commissioner of Crown Lands

8/5/86

RELEASED UNDER THE OFFICIAL INFORMATION ACT
LAND SETTLEMENT BOARD

460

SUBMISSION TO COMMISSIONER OF CROWN LANDS

RENEWAL OF PASTORAL LEASE

FILES: H.O. 26/1640
D.O. P 40

CASE NO. 86/614

CANTERBURY LAND DISTRICT

LESSEE

GLENROCK LAND COMPANY LIMITED at Christchurch.

RUN NAME

REDCLIFFE.

LAND HELD IN LEASE

Part Run 266 situated in Glenrock, Hutt and Somers Survey Districts.

Area: 10646 hectares approximately.

LOCATION

South Bank of Rakaia River straddling land between Rakaia and North Ashburton watersheds.

PARTICULARS OF TENURE

Tenure: Pastoral lease.
Term: 33 years from 1 January 1954.
Expires: 31 December 1986.
Annual Rental: \$410
Stock Limit in Lease: 4100 sheep
Present Personal Stock Limitation: (Pastoral lease only - approved 21.1.86)
4400 sheep (incl. not more than 1900 breeding ewes)
120 cattle (incl. not more than 55 breeding cows)
Overall Stock Limitation: (leasehold, freehold combined)
7125 sheep (incl. not more than 2400 breeding ewes)
220 cattle (incl. not more than 105 breeding cows)

CROWN IMPROVEMENTS

NIL

OTHER LAND HELD

625 hectares of freehold land.

PLANS

An illustrative plan of the lease is attached.

GENERAL DESCRIPTION

- (i) Aspect: Predominantly westerly but there is a good balance between sunny and shady country.
- (ii) Rainfall: 750 mm at homestead reasonably distributed.
- (iii) Altitude: 350 m a.s.l. at lowest point rising to nearly 2200 m. Two-thirds of area is above 1000 m a.s.l.
- (iv) Contour: Mostly steep to very steep high country.
- (v) Cultivable: Nil.
- (vi) Water Supply: Natural creeks and streams - adequate.
- (vii) Shelter: Contour only.
- (viii) Reversion: Not significant.
- (ix) Erosion: Catchment Board assess presence of erosion on 88% of the land in the Ashburton Catchment and on 51% of the Rakaia faces. Except for some minor stream bank erosion and odd slips, the bulk of the erosion is geological and likely to continue, irrespective of the management. The potential for accelerated erosion is extremely high and safeguards to avoid overstocking, overburning etc. are desirable.

Upper tributaries of the North Ashburton River are responsible for the aggradation of the stream bed in the Ashburton River. This has serious implications for maintaining the river within its present course down country. SCCB sets a high priority on stabilising bed flows by gravel traps and tree planting. Positive results will be expensive and hard-won.

- (x) Pests: Rabbits have been thick on the north facing slopes of the Rakaia and on the river flats. At present under control but potentially a continuing threat.
- (xi) Weeds: Nassella is present on parts of the lower hill country. Eradication is being pursued but unsuccessful to date. This weed poses a serious threat.

SOILS

At lower altitudes on the flats and gully bottoms recent soils derived from greywacke loess. On the higher slopes and alpine areas yellow brown earths are common. The natural fertility status is variable dependant on altitude and aspect but overall responsive to development where slope and height are not limiting factors.

LAND USE CAPABILITY (Includes 625 hectares freehold)

<u>Class</u>	<u>Area</u>	<u>% of total</u>
IV	400	3
VI	2060	18
VII	2608	23
VIIIG	1595	14
VIII	4608	42
	<hr/>	<hr/>
	11271 ha.	100%
	<hr/>	<hr/>

RELEASED UNDER THE OFFICIAL INFORMATION ACT

3.

<u>DESCRIPTION OF COVER</u>	<u>Freehold</u>	<u>Pastoral</u>
Sown Pasture	125 ha.	-
AOSTD	182 ha.	190 ha.
Native Grasses	243 ha.	7256 ha.
Waste, bush etc.	75 ha.	3200 ha.
	<u>625 ha.</u>	<u>10646 ha.</u>

STOCK WINTERED (Incl. 625 ha. freehold)

Mixed Age Corriedale Ewes	3500
Ewe Hoggets	1000
Wether Hoggets	500
Mixed Age wethers	2500
Rams and Killers	125
	<u>7625</u>
	<u>120</u>
Breeding Cows	101
Other Cattle	
	<u>221</u>
	<u>7625</u>

PRODUCTION

Lambing	100%
Calving	85%
Wool - ewes	4 kg
- wethers	4.5 kg
Sheep deaths	3-4%
Cattle deaths	2%

It is relevant to comment on the success with which Corriedales are carried on these properties. Lessee is a highly competent stockman and above average management is evident.

GENERAL

Under H.O. Case No. 85/152 of 21.1.86 the HOC/LSB approved the subdivision of Glenrock pastoral lease into two separate leases. In view of the fact that the pastoral lease expires on 31.12.86 it was considered preferable if all documentation action relating to the subdivision be dealt with at the same time as renewal, i.e. on the basis that two separate leases will issue when the lease is renewed.

LEASEHOLD POTENTIAL

Since last renewal, and in fact within the last 10 years, there has been substantial development completed on this property. It is only because of this that it has been possible to subdivide the parent lease into two. This has enabled settlement of another family on what is now a strong unit

Variations to Present Lease

1. Stock Limitation **RELEASED UNDER THE OFFICIAL INFORMATION ACT**

The present stock limitation is 4100 sheep and this should be retained in the new lease.

2. Boundary Adjustments

In 1982 the company entered into an agreement with the SCCB to retire an area of 1207 hectares approx. under a run plan. In terms of the agreement the surrender of this land was to be achieved when off-site benefit provided. The SCCB have confirmed that off-site benefits have been completed. It was a condition of the subdivision that the company agree to adhere to the run plan agreement and formally surrender the area from the lease. The lessees have since advised that they are agreeable to the surrender.

3. Run Plan

A run plan providing for the surrender of the bulk of land identified as being unsuitable for grazing (4940 ha.) has recently been approved by NWASCO, subject to the availability of funds. The run plan provides for the surrender of the land at the completion of off-site grazing or as at 1 December 1990 whichever is the sooner. The NCCB has verbally advised that the lessee has indicated he is prepared to accept the run plan. A memorandum of variation document providing for surrender has been prepared and forwarded to NCCB for signing in conjunction with the Land Improvement Agreement.

4. Areas to be Protected or Excluded

- (a) Protection to be negotiated for the wetland of approx. 10 ha. which flows into Redcliffes Stream.
- (b) North Ashburton Catchment small meandering stream system spring fed and flowing into Swift River.

5. Access

There is a legal road which follows an impractical route up the Redcliffes Stream from the Rakaia catchment to the Ashburton Catchment via Redcliffe Saddle.

.../5

This access should be retained as it is desirable for the public to retain a walking route. In lieu of using the formed route for this purpose, the legal roadline should be closed and the formed track adopted as a legal pedestrian track. Lessee is willing to agree to this but not to vehicular use of his road.

However, the Chief Surveyor does not believe this action is necessary because the formed track is to be the subject of the Pedestrian R.O.W. It would also appear to be completely on the west side of Redcliffe Stream, i.e. all in Glenrock Pastoral Lease. Access up Redcliffe Stream would not therefore be required.

SECTION 58 LAND ACT

Provision for this requirement should be retained and likely to be essential along Rakaia River, Swift River and possibly Redcliffe Stream.

LESSEE'S COMMENTS

No agreements executed but lessee agreeable to reasonable claims of conservation.

RESERVE RANGER'S COMMENTS

Refer to attached report and note that the comments span Redcliffe and Glenrock. The information provided will form the basis for further investigation into any areas to be protected for natural values on a post renewal basis.

PRIORITY NATURAL AREAS

This lease is within the Hutt ecological district. No PNA study has been completed as yet.

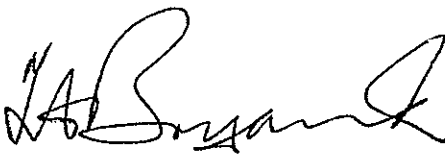
CHIEF SURVEYOR'S COMMENTS

The natural boundaries against Terrible Gully/Rakaia River and Hutt Stream, Little River, Waterfall Creek and the North Branch of the Ashburton River will all have to be redefined photogrammetrically at the time the subdivisional survey is carried out. There are also two isolated unformed legal roads to be stopped and transferred to the Crown for inclusion in the lease. The area to be retired south-east of Waterfall Creek should be shown as a separate parcel on the subdivisional plan.

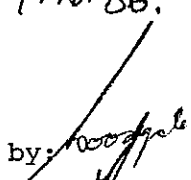
As stated on the other half of the PL, for the purposes of the subdivision a survey definition of the proposed new boundary will be required.

RECOMMENDATIONS

2. That the lease be renewed pursuant to Section 66 Land Act 1948 on the following conditions:
- (a) The annual rent for the first eleven years of the new lease based on 1½% of 1(c) above be fixed at \$4,905, the rental after the initial period to be 2½% (less one-ninth rebate) of the then LEI and lease to be subject to eleven yearly reviews of rent.
 - (b) The stock limit to be shown in the lease document be set as follows:
not more than 4100 sheep.
3. That the Crown retain the right to apply the provisions of Section 58 Land Act 1948 in respect of all rivers and streams in excess of 3 metres in width traversing or forming the boundary to the property, subject to legal confirmation in that regard.
4. That post renewal negotiations with the lessee be undertaken (with subsequent adjustment by way of apportionment of rental value and stock limitation as appropriate) in an endeavour to effect the following:
- (i) The protection of the wetlands referred to earlier by the most appropriate means to prevent drainage, soil disturbance and enrichment or eutrophication.
 - (ii) That the unformed legal roads coloured green on the attached plan be transferred to the Crown and incorporated in the renewed lease.

DECISIONAPPROVED/~~DECLINED~~
A/ Commissioner of Crown Lands

11/10/86.

Prepared by: Checked by: 